146.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,000 / 810,000
					USE VALUE:	810,000 / 810,000
					ASSESSED:	810,000 / 810,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAYS FRANCIS M
Owner 2:	PATTON SHARON H
Owner 3:	
Street 1:	65 FISHER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN DAVID J--ETAL -
Owner 2:	SULLIVAN ANN-MARIE -
Street 1:	65 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7642

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 2622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6138.000	322,800	3,900	483,300	810,000
Total Card	0.141	322,800	3,900	483,300	810,000
Total Parcel	0.141	322,800	3,900	483,300	810,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.92 /Parcel: 308.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95845

GIS Ref

GIS Ref

Insp Date 07/05/13

Parcel ID 146.0-0002-0006.0

!11414!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	322,800	3900	6,138.	483,300	810,000		Year end	12/23/2021
2021	101	FV	311,700	3900	6,138.	483,300	798,900		Year End Roll	12/10/2020
2020	101	FV	318,300	3900	6,138.	483,300	805,500	805,500	Year End Roll	12/18/2019
2019	101	FV	259,300	3900	6,138.	453,100	716,300	716,300	Year End Roll	1/3/2019
2018	101	FV	259,300	3900	6,138.	374,600	637,800	637,800	Year End Roll	12/20/2017
2017	101	FV	259,300	3900	6,138.	344,400	607,600	607,600	Year End Roll	1/3/2017
2016	101	FV	259,300	3900	6,138.	314,200	577,400	577,400	Year End	1/4/2016
2015	101	FV	243,500	3900	6,138.	308,100	555,500	555,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:28:40

LAST REV

Date	Time
07/05/13	11:16:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11414

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN DAVID	30783-555		10/21/1999		355,000	No	No		
ROTHFUCHS LAURA	22613-358		11/13/1992		233,500	No	No		Y

USER DEFINED

Prior Id # 1:	95845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2010	726	Addition	122,900					REAR ADD W/ MASTER
1/30/2003	58	Redo Kit	23,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2013	Measured	JBS	JOHN S
11/16/2008	Meas/Inspect	163	PATRIOT
6/19/2000	MLS		
12/7/1999	Mailer Sent		
11/16/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6138		Sq. Ft.	Site		0	80.	0.98	9									483,311						483,300	

Total AC/HA:	0.14091	Total SF/SM:	6138	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	483,311	Spl Credit		Total:	483,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.14019608
Const Adj.:	1.03939605
Adj $ / SQ:	130.363
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438620
Depreciation:	115796
Depreciated Total:	322824

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

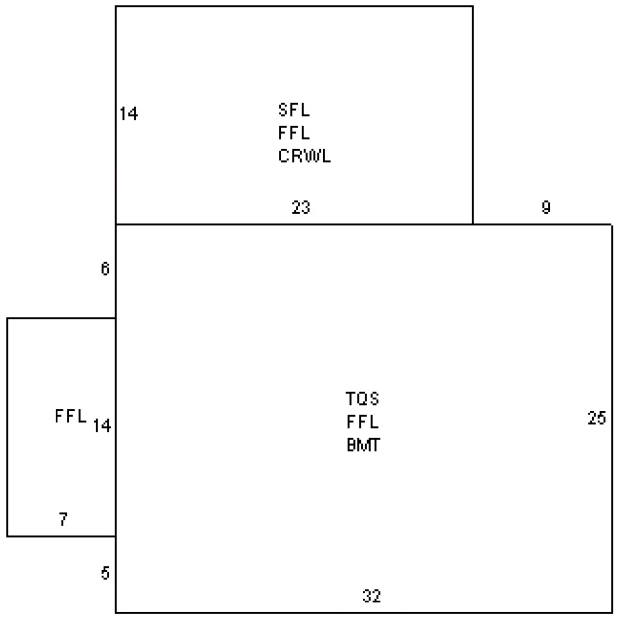
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.36
Special Features:	0	Val/Su Net:	98.90
Final Total:	322800	Val/Su SzAd	150.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,220	130.360	159,042
BMT	Basement	800	58.230	46,586
TQS	3/4 Story	600	130.360	78,218
CRWL	Crawl Space	322	19.550	6,297
SFL	Second Floor	322	130.360	41,977

Net Sketched Area:	3,264			Total:	332,120
Size Ad	2142	Gross Area	3464	FinArea	2622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1938	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	10X12	A	AV	1985	5.38	T	27.2	101			500			500

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900